



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,142	100	2007	1,142	163,246
DCK	224	15	2022	34	4,860
TOTALS	1,366			1,176	168,106

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0800	02	1,176	160.1600	136.14	160,101	2005	2010	0	0	105	36.00
1 M/H 94+ - 100% - 2023											
Heated Area: 1142											
HX Base Yr 2023											
BAS 2007											
DCK 2022											
45125 KERI BLVD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					176,974				
TOTAL MARKET OB/XF VALUE					4,664				
TOTAL LAND VALUE - MARKET					46,350				
TOTAL MARKET VALUE					227,988				
SOH/AGL Deduction					32,988				
ASSESSED VALUE					195,000				
TOTAL EXEMPTION VALUE					HX HB VX WX 60,722				
BASE TAXABLE VALUE					134,278				
TOTAL JUST VALUE					227,988				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					192,456				

JOHNSON ERWIN L
45125 KERI BLVD
CALLAHAN, FL 32011

2025

[illegible]